

Bolsover District Council

Meeting of Local Growth Scrutiny on 2 March 2022

Update on Business Growth Strategy

Report of the Assistant Director of Development

Classification	This report is public
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PURPOSE OF REPORT

The purpose of this report is to provide members with an update on progress against the Action Plan attached to the Council's Business Growth Strategy.

REPORT DETAILS

1. Background

- 1.1 Bolsover District Council's Business Growth Strategy focusses on how the Strategy and Development Directorate will prioritise its own work and its work with internal and external partners to achieve the Council's ambition:

To become a dynamic, self-sufficient and flexible Council that delivers excellent services, whilst adapting to local aspirations and acting as the economic and environmental driver for Bolsover District.

- 1.2 To maintain focus on achieving the Council's ambition the strategy is organised around the Council's economic priorities:
- i. Making the best use of our assets;
 - ii. Ensuring financial sustainability and increasing revenue streams;
 - iii. Unlocking Development Potential: unlocking the capacity of major employment sites;

- iv. Enabling Housing Growth: increasing the supply, quality and range of housing to meet the needs of the growing population and support economic growth;
 - v. Working with partners to support enterprise, innovation, jobs and skills; and
 - vi. Promoting the District and working with partners to increase tourism
- 1.3 The action plan attached to the Business Growth Plan includes specific details of how these priorities will be achieved through various ongoing projects. The action plan also contains a section dedicated to 'building back better' which highlights action we're taking to promote clean, inclusive growth and improve the environmental quality of the District.
- 1.4 The action plan is normally fully updated on a quarterly basis and this report provides a summary of the most recent updates on actions that relate most to the Council's economic priorities.
- 1.5 The most recently updated action plan is attached in full to this report as Appendix 1 and this appendix contains additional information on all the projects and proposals contained within the action plan.

2. Key Updates

2.1 Making the best use of our assets:

Oxcroft House negotiations with two potential tenants for Oxcroft House ongoing but additional funding secured for an options appraisal that would set out the most viable future use of the site if neither negotiation is successful;

Garage Sites sites earmarked for disposal and suitable for development will continue to be auctioned throughout 2022;

Pleasley Mills additional funding will be sought for a temporary 'project manager' to lead on regeneration proposals for Pleasley Vale; and

Tangent Phases 3 & 4 applications for planning permission for the commercial buildings likely to be submitted before the end of June 2022.

2.2 Increasing Revenue Streams:

Maid Marian Line a community rail partnership has been established and that should provide the Council with more ability to engage local communities with the proposed re-opening of the Maid Marian line and the proposed extension to the Robin Hood line;

Shirebrook Crematorium an application for planning permission for the proposed crematorium at Shirebrook is likely to be submitted before the end of June 2022; and

Shirebrook Growth Corridor following a call for sites, consultation will begin on potential growth opportunities in and around Shirebrook before Easter – subject to member approval at February’s Planning Committee.

2.3 **Unlocking Development Potential**

Bolsover North – this development will accommodate up to 900 houses, a start has been made on site following approval of reserved matters for 238 houses – it is understood the house builders (Strata and Persimmon) wish to accelerate the delivery of the remainder of the site for housing;

Former Coalite Site now known as Horizon 29 the enabling highway structure has now been completed and this appears to have sparked a significant amount of activity;

Bolsover Land Limited ('BLL'), a joint venture between ALMCOR (formally known as iSec) and St. Francis Group, has sold over 80 acres at its 1.4 million sq. ft. Horizon 29 warehouse and logistics development to Bentall Green Oak ('BGO') and their development partner, Equation Properties for £39.9 million;

BGO and Equation will develop up to 1.2 million sq. ft. at Horizon 29 across the 140-acre strategic brownfield site located adjacent to Junction 29A of the M1 and Markham Vale, making use of the existing reserved matters approval that are already in place;

the proposed build out should be completed by September 2022 and it is understood there are end users in place for Plots 4a and 4b and Plot 5. Plots 6, 7 and 8 will be built out speculatively and on completion: nearly all of the land within Bolsover District Council’s administrative boundary will have been developed;

Clowne Garden Village the developer is proposing a ‘resubmission’ of their application in July 2022 but is still working on the design of the highway improvements at the Treble Bob roundabout – it is understood the principles of the design has been agreed with the County Council (as the local highway authority) but not the details;

Whitwell Tip the applicant now has the necessary information from the Coal Authority to allow the County Council to complete the s.106 agreement attached to the soon to be issued permission for restoration of the site; the grant of outline planning permission for the parallel application for redevelopment of the site (submitted to the District Council) is also pending completion of a s.106 agreement, which is now subject to agreement on the timings of the requested contributions to education.

2.4 **Enabling Housing Growth**

Bolsover Homes – work has started on the proposals at the Woodlands in Langwith after permission was granted for 19 newly-built homes on the site; application for planning permission for erection of 23 houses at Market Close, Shirebrook to be determined at February’s Planning Committee with regard to an officer recommendation of approval;

DevCo - work being carried out on business case and members' agreement to facilitate incorporation of a development company that should allow the Council different options to carry out developments within the local area;

Dragonfly the Council's planning committee recently resolved to approve planning application submitted for 32 new homes off Mill Lane, Bolsover – the permission will be issued on completion of the necessary s.106 agreement; and

Housing Market Assessment the work has been commissioned and BNP Paribas are currently completing the assessment.

2.5 Working with Partners

Business Support a further £97,000 in discretionary grant funding has been distributed earlier this year and we are currently promote membership offers for Marketing Peak District and Derbyshire, and the Federation of Small Businesses – in both cases the Council will be funding a year's membership to help businesses obtain additional support in the absence of any further financial support from Government;

Business Engagement recent recruitment should help accelerate delivery of key aspects of our emerging Business Engagement Strategy, which should go through the relevant channels for adoption before the end of June 2022;

Centre of Excellence we have received external funding (£30,000) to run a pilot for a virtual academy from the Net Zero Innovation Programme; stakeholder engagement events are planned for early March with further events running in March, April and May - the programme will be completed by June 2022 and should provide an evidence base to support applications for further funding.

Kick Start - 3 additional kick starters have been appointed – 1 facilities, 1 planning and 1 partnerships team; any further recruitment must be completed by the end of March 2022.

Social Value Index indexing Social Value is a way of supporting 'spend local' through procurement and calculating social value generated by projects and/or proposals is becoming more central to funding bids;

using a Social Value Portal is a key way of generating reliable outputs for these purposes and a way of demonstrating the outcomes for individuals and local communities that have been achieved by a particular project or development;

with this in mind, an example of a Social Value Portal will be showcased for members prior to procurement and subject to member feedback, procurement of an appropriate portal will be carried out before the end of June 2022; and

Town Centres work ongoing with Visit Bolsover brand and website to improve online presence of towns and tourism offer; to date, the branding for Visit Bolsover has been well-received by key stakeholders.

2.6 Promoting the District and increasing Tourism

Tourism Strategy recruitment has taken place for the newly-established visitor economy post and starting the successful candidate in post at the earliest opportunity will help accelerate delivery of the objectives in the Council's Tourism Strategy, which was adopted last year.

3. Reasons for Recommendation

- 3.1 The Local Growth Scrutiny is provided with updates on the Business Growth Strategy to ensure appropriate progress is being made on the Council's corporate priorities and to provide feedback or support where necessary to enable officers and members to work as one Council to achieve the Council's ambitions.

4 Alternative Options and Reasons for Rejection

- 4.1 The alternative is not to provide updates on a quarterly basis but this may risk loss of focus on achieving the aims of the Council within the quickest practicable timescales. This is particularly significant given that income generation from projects and proposals in the Business Growth Strategy are included in the projections contained within the Council's MTFP.

RECOMMENDATIONS

1. Members to note the report and provide feedback on progress for officers to consider and take appropriate action where necessary.

IMPLICATIONS:

Finance and Risk: Yes No

Details: A number of projects and proposals in the Business Growth Strategy have risk and financial implications, of which, most are positive insofar as they are around bring forward good developments and income generation. However, these issues are worked through in detail and in consultation with the Section 151 Officer on a case by case basis.

Legal (including Data Protection): Yes No

Details: The Business Growth Strategy does not in itself have any legal or data protection implications but a number of projects and proposals in the Business Growth Strategy will. However, these issues are worked through in detail and in consultation with the Solicitor to the Council on a case by case basis as required.

Staffing: Yes No

Details: The Business Growth Strategy does have some staffing implications insofar as the capacity and resource available will influence how quickly projects and programmes are delivered. However, staffing issues are dealt with separately as they arise in consultation with the Head of Paid Service and relevant portfolio holders.

DECISION INFORMATION

<p>Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:</p> <p>Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	No
<p>Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i></p>	No

District Wards Significantly Affected	All
<p>Consultation: Leader / Deputy Leader <input checked="" type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/></p>	<p>Details: Portfolio holders for Finance, Growth and Leisure and Tourism also consulted.</p>

Links to Council Ambition: Customers, Economy and Environment.
<p>As noted in the report, the Business Growth Strategy and associated action plan is closely linked to achieving the Council's ambitions and economic priorities. Achieving a number of the objectives in the Business Growth Strategy will also have a positive impact for our customers and the environment.</p>

DOCUMENT INFORMATION	
Appendix No	Title
1	Growth Strategy: Action Plan

Background Papers
<i>(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive you must provide copies of the background papers).</i>
None